

dcluINFO

The Latest News from the Seattle Department of Design, Construction & Land Use

Seattle's Open Space Strategy Receives Honor Award

The open space strategy for Seattle's core area, the "Center City," was selected as the winner from among 436 international entries for the American Society of Landscape Architects' 2003 Analysis and Planning Honor Award.

Called "The Blue Ring," this strategy is designed to create a system of connected open spaces and pleasant walkable connections among those spaces in the Center City. The word "blue" in the name indicates a desire to connect pedestrians to the water's edge from all parts. As the Center City has intensively developed, interest has increased in how this area is connected as a whole, as well as how different neighborhoods within it connect to each other.



The Blue Ring builds on the open space network established in Seattle's outer neighborhoods by the Olmsted Park and Boulevard Plan of 1903 and midcentury additions such as Seattle Center, Myrtle Edwards Park, and the Burke-

See open space strategy on page 9

Meeting on South Lake Union Biotech Amendments

In order to carry out the Mayor's vision to create a biotech hub in the South Lake Union neighborhood, DCLU proposes to amend the Land Use Code to encourage the development of biotech uses and remove unnecessary obstacles to their development. DCLU is sponsoring a public meeting to hear comment on the proposed amendments at 6 p.m., Tuesday, September 2, at the Naval Reserve Building at South Lake Union Park (the "Armory"), located at 860 Terry Ave. N.

The code amendments address the unusual characteristics of biotech development, e.g., research laboratories, which require taller floor-to-floor heights to accommodate needed mechanical equipment and duct work for laboratory activities. Under current zoning in the South Lake Union area, floor-to-floor height requirements place biotech uses at a disadvantage, as they cannot achieve a similar number of floors as other permitted uses.

The proposed amendments for supporting

See slu biotech amendments on page 9

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in the works

An inside look at proposed regulatory changes

Detached ADU Proposal Updated; DNS Issued

DCLU's proposal to allow detached ADUs (accessory dwelling units) in Seattle's Single Family zones has been updated and a determination of environmental non-significance (DNS) has been issued, meaning no Environmental Impact Statement is required.

Legislation currently being proposed by DCLU would allow for detached — ADUs—as illustrated here in a Capitol Hill neighborhood context—in Seattle's single family zones.

The proposal, which has changed since a draft was presented at a March 26 public forum on alternative housing choices, places limits on size and height based on lot sizes. The changes to the proposal are based on comments heard at

the public forum, ongoing public review since March 2003, and further analysis by DCLU staff. Detached ADUs are smaller

housing units in structures that are **sepa- rate** from the main house on a lot. Currently,
accessory dwelling units (ADUs) **within** a single
family residence are allowed in Single Family zones.
Garages and other detached structures have long been permitted as accessory structures to single family development. The

detached ADU proposal would allow these accessory structures to be converted to provide a new housing choice for Seattle residents, while minimizing impacts on existing neighborhoods.

DCLU anticipates a final proposal to the Mayor and City Council in August. Both the original and updated proposals can be found online at **www.cityofseattle.net/dclu/CodeDev/HousingChoices**.

For more information on the detached ADU proposal, please contact:

Jory Phillips, DCLU, (206) 386-9761, jory.phillips@seattle.gov

Omnibus Land Use Legislation Available for Review in Early August

Housekeeping amendments to the Seattle Land Use Code are being proposed by DCLU as part of the department's commitment to regularly update and correct errors in the City's land use regulations. The omnibus legislation will be contained in two separate ordi-

nances this year.

The first ordinance addresses name changes of various agencies within and outside City government. The second ordinance corrects administrative errors and clarifies some code provisions where intent or applicability to a

specific circumstance was unclear.

The two draft ordinances and a Director's Report will be available for review in early August. For more information, please contact:

> Susan McLain, DCLU (206) 684-0432 susan.mclain@seattle.gov

Amendments to Help Achieve First Hill Neighborhood Housing Goals

DCLU is proposing amendments that would remove obstacles to developing new housing in the First Hill neighborhood.

The amendments would change First Hill's residential parking requirements to better reflect car ownership trends. They would also change open space requirements for residential uses in commercial zones to be more consistent with requirements in multifamily zones.

These changes are consistent with City and neighborhood goals of developing more market rate housing on First Hill. During the

neighborhood planning process of the late 1990s, planners from the First Hill Urban Village favored increased capacity to accommodate more housing and generally expressed a preference for the development of a variety of housing types. Fostering the development of market rate and workforce housing is a practical way to balance the overall mix of uses, providing for a fuller range of housing for different income levels, in addition to institutional development.

The proposed amendments, applicable only within the First Hill Urban Village, would:

- Revise the minimum residential parking requirement for multifamily uses to one parking space per dwelling unit;
- Modify the City's State Environmental Policy Act (SEPA) parking policies affecting First Hill to be consistent with the proposed parking requirement; and
- Ensure equity in open space requirements for residential uses whether located in a commercial or residential zone. If you have questions regarding this proposal, please contact:

Mark Troxel, DCLU (206) 615-1739 mark.troxel@seattle.gov

Report Shows Incentives for Shoreline Restoration

DCLU has made available a report outlining ways Seattle and other local governments can incorporate incentives into local shoreline regulations that encourage voluntary restoration projects in some of our most degraded shoreline environments.

Called "The Shoreline Management Act Jurisdiction and Incentives For Shoreline Restoration Projects," the report offers possible solutions to issues that may arise when property owners pursue voluntary shoreline restoration projects. In the past, property owners may have been reluctant to voluntarily restore shoreline areas because restoration that changes the ordinary high water mark would extend shoreline regulations to property currently outside Shoreline Management Act (SMA) jurisdiction.

This is a concern to property owners because of the additional requirements the SMA may impose upon lots or development within the shoreline district (generally within 200 feet of the shoreline), including limitations on allowed uses, special development standards, provision of view corridors, etc. One example of a restoration project that may currently be discouraged is a property owner who creates an estuary to enhance fish and wildlife habitat on what is now dry land. Additional upland areas could become regulated by the SMA.

The report identifies land use planning tools that may be useful in overcoming this disincentive. These include adopting provisions to facilitate fills related to restoration, allowing a range of uses on upland areas, developing restoration incentives through development standards, allowing integrated buffers, and conducting sub-area planning. The report is available online at **www.seattle.gov/dclu/news**. For more information, please contact:

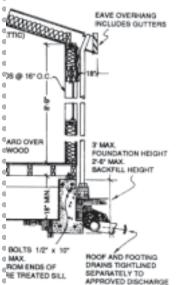
Miles Mayhew, DCLU, (206) 615-1256, miles.mayhew@seattle.gov



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code updates



About the New Codes

The International Building Codes (IBC) take effect for Seattle and all of Washington in 2004, succeeding the Uniform Codes for Building, Residential, Mechanical and Fire.

However, the Uniform Plumbing Code, National Electrical Code, and Washington State Energy Code with Seattle amendments will continue to be enforced in Seattle and Washington.

The June issue of dcluINFO provided an overview of IBC implementation and publishing dates. The July issue detailed changes in use and occupancy. If you have questions, please contact either of the following:

Maureen Traxler, DCLU (206) 233-3892 maureen.traxler@seattle.gov

Michael Aoki-Kramer (206) 684-7932 michael.aoki-kramer@seattle.gov

Mixed Use Buildings in the IBC

One significant difference between the International Building Code and the Uniform Building Code is the way in which mixed use buildings are regulated. The UBC requires that mixed uses be separated from each other in almost all situations. The IBC, however, frequently allows multiple uses in the same building with no separation between them. The IBC regulates three types of mixed-use situations: incidental use areas, accessory uses, and mixed occupancies.

Incidental Use Areas: Incidental use areas are not defined in the IBC, other than to say they are "incidental to the main occupancy". However, Table 302.1.1 lists the specific incidental use areas that must be separated from the main occupancy. The required separation is usually rated construction, and in many cases, an automatic sprinkler system is an acceptable substitute. Examples of incidental use areas are parking garages, laundry and storage rooms over 100 square feet, and furnace and boiler rooms with large equipment.

Accessory Use Areas: Accessory use areas are similar to incidental use areas. Uses accessory to the main occupancy that Table 302.1.1 does not require to be separated may be treated as accessory use areas. Accessory use areas do not need to be separated if they are less than 10 percent of the area of the story in which they are located, and do not exceed the height and area allowed for their use by Table 503. (Table 503 is Allowable Height and Building Areas, similar to UBC Table 5-B.)

There are some special rules that apply to assembly areas that are accessory to other occupancies. Accessory assembly area that are 750 square feet or less are considered to be part of the main occupancy instead of separate uses. All assembly areas accessory to Group E occupancies are considered part of the Group E occupancy. Religious educational rooms and religious auditoriums accessory to churches are only considered separate occupancies if their occupant load is 100 or more.

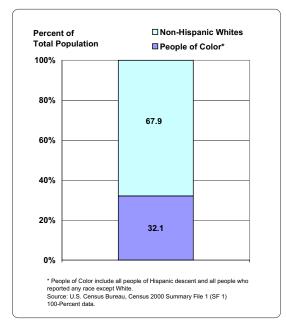
Mixed Occupancies: The IBC allows mixed occupancies to be separated or nonseparated. (There are exceptions for hazardous occupancies.) For nonseparated occupancies, the height and area limitations for each occupancy are applied to the entire building. The most restrictive type of construction is then determined and applied to the entire building, and the allowable height and area for each use is determined by the type of construction.

For separated occupancies, the rules are very similar to the UBC. Occupancies are separated by fire barriers, which are similar to occupancy separations under the UBC, and each use is subject to height and area provisions for that use. The area of each story must comply with the "sum of the ratios" rule—the sum of the ratios of the actual area of each use divided by the allowable area may not be more than one.

Demographic Snapshots

a monthly look at Seattle's changing population & housing from the City Demographer

Graph 1. People of Color Comprise One-Third of City



Seattle's Racial and Ethnic Diversity

Census 2000 reported that one-third of Seattleites were people of color. At 32.1 percent, this places Seattle's percentage of people of color above two-thirds of U.S. cities in 2000.

Seattle also had a relatively high percent of people who are more than one race. This high level is, in part, because of Seattle's youthful population; young adults are more likely to identify as more than one race than are older adults.

Most Seattleites, however, said they were only one race—White—and that they were not Hispanic (see **Graph 1**). People of color, as defined here, include all people who said they were Hispanic—considered an ethnicity by the federal government—as well as all who said they were any race other than White.

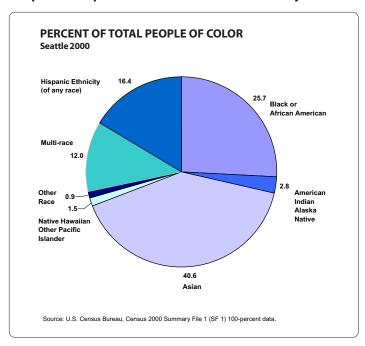
Asian Descent Most Prominent among People of Color

People of Asian descent were the largest group of people of color at 13.0 percent of total population. Blacks, or African Americans, made up 8.3 percent; American Indian and Alaska Natives, 0.9 per-

cent; Native Hawaiian or other Pacific Islanders, 0.5

percent; people of some other race, 0.3 percent; and people of more than one race, or "multi-race," 3.9 percent. The city's diversity in race and Hispanic ethnicity among people of color is portrayed in **Graph 2**. (NOTE: See details on new race categories used in Census 2000 on next page).

Graph 2. People of Color Show Much Diversity



Hispanic Ethnicity Increases

All Hispanics are shown together in **Graph 2**, rather than in their race group. Hispanics in Seattle included people in each of the major race groups but the largest number gave their race as White. People of Hispanic descent comprised 5.3 percent of the city's total population in 2000, up from 3.6 percent in 1990.

Children and Young Showed Greatest Diversity

Half of the city's children (under age 18) were children of color in 2000. Among adults, people of color

See demographic snapshots on page 6

demographic snapshots, cont. from page 5

included: one-third of young adults (ages 18 to 34), just over one-quarter of those between 35 and 74; about one-sixth of people 75 to 84; and one-seventh

of those 85 or older. People of color accounted for similar percentages of all four of the 10-year age groups between 35 and 74. See **Graph 3** for additional detail.

"A look at the proportion who are people of color among different age groups suggests a more diverse population in Seattle's future."

—Diana Cornelius, DCLU City of Seattle Demographer

Choosing Multi-Race Option New in Census 2000

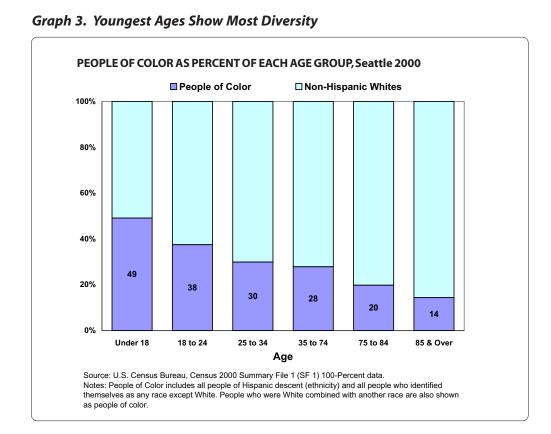
The U.S. Census Bureau must follow federal standards for reporting the race and ethnicity of the country's people. The standards require Hispanic, or Latino, ethnicity to be reported separately from race. Beginning in 2003, all federal agencies are required to allow people to report more than one race.

The Census 2000 was the first U.S. census to allow people to identify more than one race. It also began counting Native Hawaiians and people from other Pacific islands separately from those of Asian descent. As a consequence, 2000 race data are not directly

comparable to those from previous censuses and we cannot reliably discern trends in the racial makeup of Seattle.

For additional information, visit the City of Seattle's Population and Demographics website at **www.seattle.gov/dclu/demographics** or contact the City Demographer:

Diana Cornelius, DCLU, (206) 615-0483, diana.cornelius@seattle.gov





a monthly update from DCLU's CityDesign Office

CityDesign Staff Roster

John Rahaim, Executive Director (206) 684-0434

Lisa Baker, Intern (206) 615-1107

Lyle Bicknell, *Urban Designer* (206) 684-0763

Layne Cubell, *Design Commission Coordinator* (206) 233-7911

Kathy Dockins, *Administrative Specialist* (206) 615-1349

Markus Eng, *Intern* (206) 684-7945

Brad Gassman, SDC Program Specialist (206) 684-0435

Elizabeth Martin, *Intern* (206) 233-7236

Dennis Meier, Senior Urban Designer (206) 684-8270

Lisa Rutzick, *Light Rail Review Panel Coordinator* (206) 386-9049

Robert Scully, *Urban Designer* (206) 233-3854

Monorail Staff

Maureen Colaizzi, Monorail Review Panel Coord. (206) 684-8396

Scott Dvorak, Station Area Planner (206) 684-3139

David Graves, Station Area Planner (206) 684-3897

Vanessa Murdock, *Planning & Development Supv.* (206) 733-9271

Cheryl Sizov, *Planning & Urban Design Lead* (206) 684-3771

All staff are available via email at the standard City email address:

first name. last name @ seattle.gov

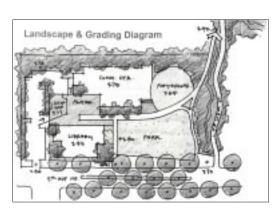


Shaping the civic character of Seattle's built and natural environment

Seattle Design Commission

Project Review Updates: Last month, the Seattle Design Commission reviewed the colocation and early design of three new projects (a park, a library, and a community center) along 5th Avenue NE in Northgate; reviewed Concept Designs for Bitter Lake Reservoir Open Space; conducted initial follow up review (at City Council's request) of street design and other

public benefits associated with the expansion of Harborview Medical Center; was briefed on a comprehensive set of improvements proposed by the Artist in Residence at SDOT, Daniel Mihalyo; and discussed upcoming revisions to the City's policy on street and alley vacations. They also had some preliminary discussions about the Commission's 35th Anniversary which will be celebrated at year's end and reviewed early ideas devel-



Northgate Public Library, Community Center, and Park Site Diagram Miller/Hull Partnership, Architects

In August the Commission looks forward to the following project briefings: Sand Point/Magnuson Park general update, early design work for the new South Park Library, schematic designs for Southwest Community Center Expansion, final designs for Lake City Way Multimodal Improvements, schematic design for the Theater Commons entry and plaza at Seattle Center, and a briefing on the Terry Avenue North Street Design Guidelines. The Commission will also conduct interviews to replace three outgoing members and will participate once again in the City and YMCA's "Get Engaged" program to encourage young people to get involved in civic life by participating for one year as a special appointee to the Commission.

oped by staff for a document and exhibit that will commemorate the event.

The Design Commission continues to partner with the Seattle Planning Commission in cosponsoring several public programs related to the City's new Central Waterfront Planning effort. A kickoff event, the first of three Public Forums, was held earlier this summer and featured a welcoming address by Mayor Greg Nickels, an interactive visioning/mapping session that proved fun for all, a keynote speech by noted architect and urbanist, Michael Sorkin, and a panel discussion offering a range of perspectives on the future waterfront. The two-day event was held at Bell Harbor Conference Center and was attended by more than 150 people who came to offer

See citydesign news on page 8



Get answers to your questions at DCLU's next Home Improvement Workshop

Saturday, Sept. 13
10 am-Noon
SAFECO's Neighborhood

University Heights Center 5031 University Way NE

Academy

City reviewers and inspectors visit Seattle neighborhoods every year, offering <u>FREE</u> one-on-one consultations on remodeling and home improvement projects.

Come to a workshop and get answers to your questions about:

- Electrical
- Plumbing
- Land Use
- Permit Processes
- Building
- and More!

Additional workshop dates may be scheduled later this year. For more information, call Jeffrey Overstreet at (206) 684-8443.

No reservations are necessary.

citydesign news, cont. from page 7

their early ideas and insights. The overall planning effort will continue over the next several years. Early public involvement will be important to the success of this new planning effort. It is especially meaningful to both Commissions who have collaborated on a number of public programs, charrettes, and workshops over the years, believing that public involvement truly does matter in shaping the City's future. For more information on Seattle Design Commission activities, please contact:

Layne Cubell, SDC Coordinator, (206) 233-7911, layne.cubell@seattle.gov

Monorail Review Panel

The Monorail Review Panel (MRP) has begun reviewing the design of the voter-approved Seattle Monorail Project. The MRP is an advisory subcommittee of the Seattle Design Commission to City Council, the Mayor, and City departments. Comprised of members from Seattle's Design Commission, Planning Commission, and Design Review Boards, the Panel's goal is to ensure the best fit of the project with City policies, goals, and community objectives to ensure the creation of new City infrastructure that embodies design excellence.

The Panel has come together on issues surrounding administrative procedures, a general review schedule, Land Use Code amendments and early urban design ideas for the monorail project. Review material has included: station prototypes, visualizations of two options for the Seattle Center alignment, the 2nd Avenue segment and Stewart Street at 5th Avenue monorail guideway alignments, and bicycle planning for the alignment.

Meetings are held the first and third Mondays of the month at 4 p.m. **NOTE:** September 2003 meetings will take place September 15 & 29 (the third and fifth Mondays) to accommodate the Labor Day holiday. For more information about meeting locations and agendas, please contact:

Maureen Colaizzi, MRP Coordinator, (206) 684-8396, maureen.colaizzi@seattle.gov

Light Rail Review Panel

The Light Rail Review Panel (LRRP) has completed its review of the initial segment of Central Link light rail with the review and recommendation for approval of Beacon Hill Station 90% design. The Panel may meet again to review all of the artwork for the initial segment of Central Link; otherwise, regular meetings for review of North Link are scheduled to begin with draft SEIS review in September 2003. Meetings will be held the first and third Tuesdays of the month effective September 2,2003.

For more information, visit the LRRP website at www.seattle.gov/dclu/citydesign/ProjectReview/LRRP or contact:

Lisa Rutzick, LRRP Coordinator, (206) 386-9049, lisa.rutzick@seattle.gov

publication updates

· · · · · director's rules

draft

DR 11-2003, Seattle Design Guidelines for Link Light Rail, Beacon Hill Station, was available for review and comment through July 21, 2003. This draft rule was previously available as DR 1-2002. For more information, please contact:

Lisa Rutzick, DCLU, (206) 386-9049, lisa.rutzick@seattle.gov

final

DR 9-2003, Exemption from Shoreline Program Permit Requirements, became effective July 7, 2003. It supersedes Emergency DR 7-2003 and DR 27-88.

IMPORTANT: Notice of Draft Director's Rules comment periods is provided in dcluINFO as a courtesy to readers.

Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DCLU's Land Use Information Bulletin (formerly known as the General Mail Release or GMR), which is available online at www.seattle.gov/dclu/notices. To receive an email posting alert, or a paper version of the Land Use Information Service in the mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

open space strategy, cont. from page 1

Gilman Trail. By the year 2000, this interconnected "Green Ring" was used extensively by both residents and visitors to the city. As the Center City area still lacks open space opportunities, the proposed Blue Ring would create a similar series of improved open spaces and streets in this area with eventual connections radiating to the outer Green Ring.

CityDesign is currently revising the Blue Ring to respond to recent large scale projects in the Center City, including central waterfront planning and viaduct replacement, South Lake Union area planning and downtown circulation planning.

The ASLA award will be presented during the ASLA Annual Meeting, October 30-November 3, in New Orleans. Theis honor award follows an in-depth article by Sheri Olson in the May 12 issue of the *Seattle Post-Intelligencer* that recognized the Blue Ring's inherent flexibility and fiscal realism made possible by its focus on concepts and strategies rather than a fixed plan.

Mayor Greg Nickels also acknowledged the award at the June 26, 2003 Central Waterfront Forum and recognized staff from both CityDesign and Mithun who worked on the project. For additional information on The Blue Ring, please contact:

Robert Scully, CityDesign, (206) 233-3854, robert.scully@seattle.gov

slu biotech amendments, cont. from page 1

biotech development are limited to the South Lake Union Urban Village and address the following issues:

- 1. Maximum building height and how building height is measured.
- FAR (Floor Area Ratio) exemptions for mechanical equipment. (Allowed development density, achievable through FAR, or Floor Area Ratio, is a ratio that limits floor area as a proportion of lot area).
- 3. Roof top enclosures and screening
- 4. Amount of required parking and number of loading bays.
- Clarification of the definition of "research and development laboratory."

For more information about these issues or the public meeting, please contact:

Mike Podowski, DCLU (206) 386-1988 mike.podowski@seattle.gov Roque Deherrera , DCLU (206) 615-0743

roque.deherrera@seattle.gov

......How To Reach Us At DCLU

700 Fifth Ave, Suite 2000, Seattle, WA 98104-5070

Permits

| General Applications (Applicant Services Center) | 5-684-8850 |
|--|------------|
| Drainage & Sewer Review Desk (includes side sewer permits). 684-5362 | . 684-5362 |
| Land Use Reviewers (post-application only*) | 684-8875 |
| Master Use Permits | 684-8467 |
| Plans Routing | 684-8169 |
| Over-the-Counter (OTC) Permits (formerly Electrical Ctr) | 684-8464 |
| Plumbing & Gas Piping Permits (rep from Sea/KC Health Dept) 684-5198 | 684-5198 |
| Sign Permits | 684-8419 |

Inspections

| 684-8950 | Inspectors: General |
|----------|------------------------------|
| 684-8900 | Inspection Requests: General |
| | |
| | • |

Complaint Hotline

Information

| General Department Information | 684-8600 |
|--|----------|
| Hours: M,W,F: 7:30 am-5:30 pm Tu,Th: 10:30 am-5:30 pm | |
| CityDesign/Design Commission | 615-1349 |
| Compliance Service Ctr (enforcement info, not complaints) | 615-0808 |
| Comprehensive Planning | 233-0079 |
| Events & Classes | 684-8443 |
| Media Relations | 233-389 |
| Microfilm Library | 233-5180 |
| Planning Commission | 684-0433 |
| Property Owner/Tenant Assistance | 684-7867 |
| Public Resource Ctr (Hrs: M,W,Th,F:8 am-5 pm Tu: 10 am-5 pm). | 684-8467 |
| Publications | 684-8467 |
| ite Development | 233-7232 |
| Fechnical Support Line: Building Code (M-F: 1-4:15 pm) | 684-4630 |
| Technical Support Line: Energy/Mech Code (M-F: 1-4:15 pm) | 684-7846 |
| Fenant Relocation Assistance Ordinance | 684-7979 |
| Zoning Info (General questions on Single Family, Parcel Zoning*) | 684-8467 |
| 7. Joning Info (Site-specific a restions on Single Eamily 7. | 484-885C |

* Due to the complexity of Seattle's Land Use Code, all other types of zoning information must be obtained in person at our Applicant Services Center or via our online "Q&A Service" at www.seattle.gov/dclu/landuse.

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City of Seattle
Department of Design,
Construction & Land Use
700 Fifth Avenue, Suite 2000
Seattle, WA 98104-5070
www.cityofseattle.net/dclu
Gregory J. Nickels
Mayor
Diane Sugimura
Director
Pam Round
Editor
Fam Round
Editor
(206) 233-3881

www.seattle.gov/dclu

684-8880

684-8899

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Administration

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